Monthly Report

OHLONE COMMUNITY COLLEGE
BOND MEASURE G

Fremont, California

May 2014

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1. Executive Summary

Activities Highlighted:

Community Outreach

Project Planning

Balancing the Cost of Security

Graduation May 23

On May 9, Gilbane assisted Dr. Browning in a presentation to the Fremont Chamber of Commerce of an update of the Measure G Bond. The presentation, one in a series of visits to local community and civic organizations, focused on the Measure G Bond efforts to renew the Fremont Campus with new facilities, improve accessibility and provide better parking.

May was a busy month of receiving bids and planning for summer construction work. All bids this month were under the engineer's estimate, for a total budget savings of over $1 million:

	Estimate	Award Amount	Savings
Site Utility Infrastructure Upgra	$9,300,000	$8,592,000	($708,000)
Swing Space Connections Phase	$2,200,222	$1,985,624	($214,598)
Newark Overflow Parking	$730,000	$585,000	($145,000)
Smith Center Fire Alarm	$757,850	$641,000	($116,850)
TOTAL	$12,988,072	$11,803,624	**($1,184,448)**

The four summer projects above were awarded by the Board on May 14, and started work following the Memorial Day holiday.

A security survey was conducted by the security consultant TEECOM, at the Newark Center and the Ohlone Campus in May. Accompanied by representatives from Facilities and Campus Police, TEECOM was able to get a thorough understanding of the existing security systems at both locations.

Additional security user meetings were held to validate information gathered to date, request additional feedback and review topics identified during the site surveys. TEECOM will have a draft of recommendations completed by June 16. The user group will participate in a round table presentation/ discussion June 23, 2014, to review the submittal.

All contractors were off the campus by 3:00 PM on May 23 in order to allow an undisturbed Ohlone Graduation Ceremony and reception. Congratulations to all of the happy graduates and proud faculty!

2. Safety

Safety Observations:

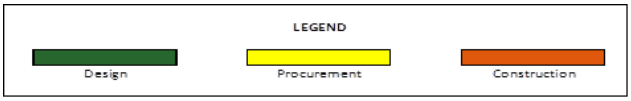
Gilbane Safety Week May 5 – 9
Training Presentation

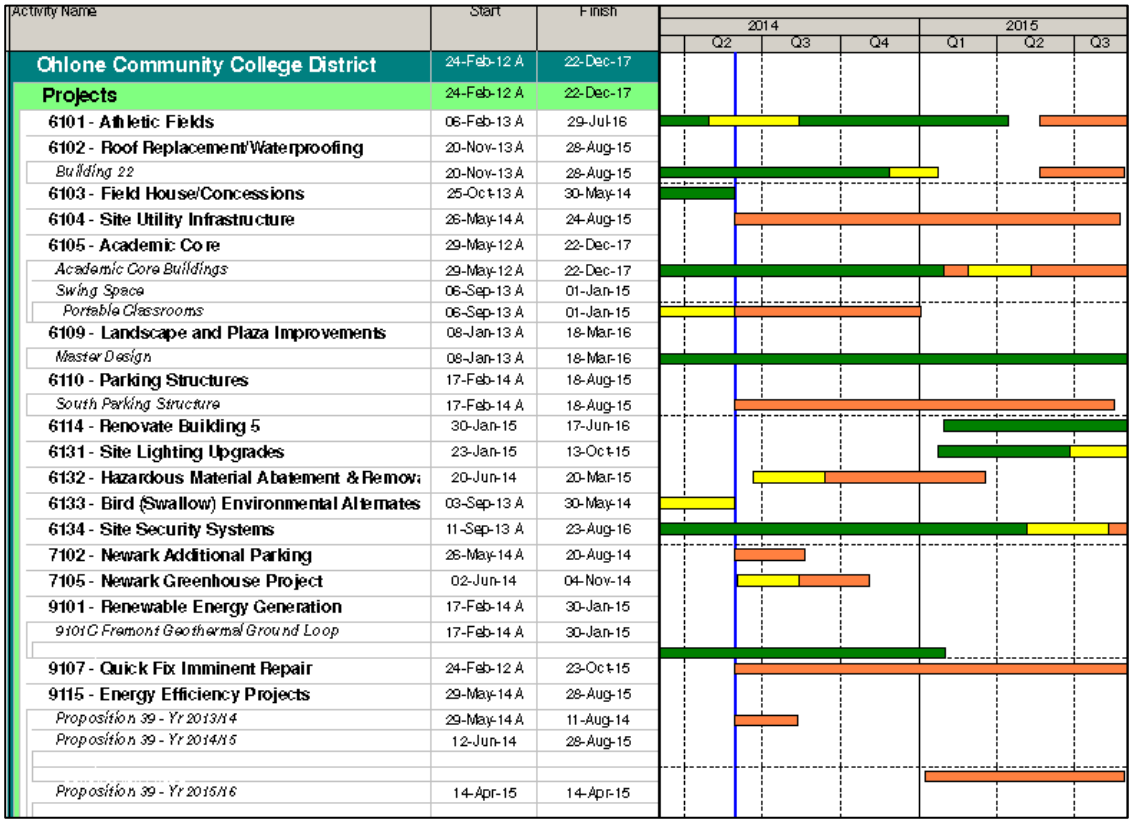
	THIS MONTH	TOTAL February – April
Man-hours Worked	5,655	12,861
Recordable Incidents	0	0
OSHA Inspections	0	0

- **Predictive Solutions**

Five (5) Predictive Solutions safety inspections were conducted in May on the South Parking Structure and Data Center Relocation, including 40 separate observations.

3. Schedule Status





Activity Name	Start	Finish
Ohlone Community College District	24-Feb-12 A	22-Dec-17
Projects	24-Feb-12 A	22-Dec-17
6101 - Athletic Fields	06-Feb-13 A	29-Jul-16
6102 - Roof Replacement/Waterproofing	20-Nov-13 A	28-Aug-15
Building 22	20-Nov-13 A	28-Aug-15
6103 - Field House/Concessions	25-Oct-13 A	30-May-14
6104 - Site Utility Infrastructure	26-May-14 A	24-Aug-15
6105 - Academic Core	29-May-12 A	22-Dec-17
Academic Core Buildings	29-May-12 A	22-Dec-17
Swing Space	06-Sep-13 A	01-Jan-15
Portable Classrooms	06-Sep-13 A	01-Jan-15
6109 - Landscape and Plaza Improvements	08-Jan-13 A	18-Mar-16
Master Design	08-Jan-13 A	18-Mar-16
6110 - Parking Structures	17-Feb-14 A	18-Aug-15
South Parking Structure	17-Feb-14 A	18-Aug-15
6114 - Renovate Building 5	30-Jan-15	17-Jun-16
6131 - Site Lighting Upgrades	23-Jan-15	13-Oct-15
6132 - Hazardous Material Abatement & Remov	20-Jun-14	20-Mar-15
6133 - Bird (Swallow) Environmental Alternates	03-Sep-13 A	30-May-14
6134 - Site Security Systems	11-Sep-13 A	23-Aug-16
7102 - Newark Additional Parking	26-May-14 A	20-Aug-14
7105 - Newark Greenhouse Project	02-Jun-14	04-Nov-14
9101 - Renewable Energy Generation	17-Feb-14 A	30-Jan-15
9101C Fremont Geothermal Ground Loop	17-Feb-14 A	30-Jan-15
9107 - Quick Fix Imminent Repair	24-Feb-12 A	23-Oct-15
9115 - Energy Efficiency Projects	29-May-14 A	28-Aug-15
Proposition 39 - Yr 2013/14	29-May-14 A	11-Aug-14
Proposition 39 - Yr 2014/15	12-Jun-14	28-Aug-15
Proposition 39 - Yr 2015/16	14-Apr-15	14-Apr-15

4. Project Design Progress

Athletic Fields Rendering

Project 6101 Athletic Fields

- The Athletic Fields architect provided an updated Design Development estimate, approximately 6% above budget.
- The project team is preparing for a scope and budget reconciliation meeting with the executive staff in early July.
- The District intends to use a Lease-Leaseback delivery method for the Athletic Fields. The RFQ document package for the Lease-Leaseback Contractor is due June 2, 2014.
- RFQ responses will be reviewed and scored next month to determine the short list for the RFP.

Smith Center Roof

Project 6102 Roof Repair/Replacement

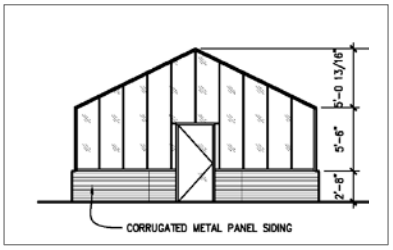
- On May 14, 2014, the Board of Trustees approved the recommendation to award Allana Buick Bers the contract to design the Smith Center roof replacement.
- Next month Gilbane will begin meeting with the end user group, Facilities, and ABB to go over the design schedule and Ohlone's expectation with ABB.

Academic Core Buildings
North Entrance

Academic Core Buildings
West Elevation

Project 6105A Academic Core Buildings

- Presentations were made to the College Council on revisions to the design in order to reduce the overall project costs.
- The College has directed the design team to proceed to the Construction Document (CD) design phase with a revised construction budget of $119.3 million.
- On May 15, 2014, the project team met with design-assist trade contractors to review building systems and explore value engineering options.
- On May 28, 2014, Gilbane facilitated a Finish Hardware/ Security review meeting for the Academic Core Buildings.
- On May 30, 2014, a Mechanical/ Electrical systems review meeting was conducted with the Commissioning Agent for the Academic Core Buildings.
- Soft demolition of Buildings 1, 2 and 8, which allows for the start of new construction, is still anticipated to begin in early 2015, with hard demolition starting in late May 2015, and new building construction beginning August 2015.



Newark Greenhouse

Project 7105 Newark Greenhouse

- Construction documents were submitted to the DSA for their review on May 12, 2014.
- DSA will review for accessibility only.
- The architect reports that DSA anticipates review of this project to take approximately eight weeks. Once approved by the DSA, the project will be issued for bid.
- Construction may begin as early as mid-August 2014.

New Pool Lights

Prop 39 Projects 2013/2014

- The Loop Road and Pool Area Lighting bids have been received and Smith and Sons was the responsive and responsible low bidder.
- The tentative start date for the Loop Road lighting has been delayed due to the Manufacturer delay in production of the new fixtures. Target completion is July 18, 2014, or sooner.
- Buildings 5, 6 and 9 Down Light Retrofit has been awarded to Amp Electric. The fixtures have been ordered.
- The team has begun identifying proposed Prop 39 projects for FY 2014/15.

5. Project Construction Progress

Site Utility Infrastructure

Project 6104 Site Utility Infrastructure Improvements

- The utility infrastructure (gas, electrical, and low voltage) package was approved by DSA on May 1, 2014.
- The Board of Trustees approved the recommendation for award of the construction, inspection, and testing contracts at their May 14, 2014 meeting.
- The construction of Phase 1A, Summer Work 2014, started on May 27, 2014 with mobilization and potholing.
- Phase 1A – Summer Work 2014 is on schedule and expected to complete by August 15, 2014.

Fremont Swing Space

Project 6105B Swing Space Project

- Redgwick substantially completed the Swing Space Parking Lot Improvements May 4, 2014.
- On May 5, 2014, Mobile Modular began to deliver and install the portable buildings at both the Fremont and Newark Campuses.

Newark Swing Space

Newark Swing Space

Fremont Swing Space

Project 6105B Swing Space Project (Con't)

- On May 14, 2014, the Board of Trustees approved Guerra Construction for the Phase I Connection Package.
- The kickoff meeting with Guerra Construction was held May 20, 2014.
- The pre-construction meeting with the Trades Council occurred on May 22, 2014.
- DLR, Mobile Modular and Gilbane did a punchlist walk for the first 18 portables on May 23, 2014.
- DLR completed the Phase II documents for DSA; they are waiting on two portable building drawings from Mobile Modular. Mobile Modular informed the District that there will be an over-the-counter review of these buildings with DSA on June 16, 2014.
- On May 14, 2014, the Board of Trustees approved the IOR for the Phase I Connection Package.
- On May 14, 2014, the Board of Trustees approved the Third Party Test and Inspection agency for the Phase I Connection Package.
- IBI (furniture consultant) completed their furniture inventory in Buildings 1, 2 and 8 on May 8, 2014. They are in the process of laying out furniture for the Swing Space portable buildings.
- CS/CNET coordination meetings have occurred over the last month to ensure the move from Fremont to Newark will run smoothly.

South Parking Structure

South Parking Structure
Temporary Road

Project 6110 Parking Structures – South Parking Structure

- On May 14, 2014, the Board of Trustees approved the recommendation for Change Order #2 for the construction of the temporary access road to Lot P.
- The construction of the temporary access road to Lot P was completed on May 16, 2014. With the completion of the access road, the contractor can continue mass excavation of the structure.
- The installation of the new fire line began May 21, 2014, and will be completed the second week of June.
- The footing excavation for the structure will begin on June 16, 2014.
- The project is 21 days behind schedule and Overaa is working on a recovery schedule which is due for Gilbane's review by mid-June.

Cliff Swallow Exclusion

Project 6133 Bird (Swallow) Environmental Alternatives

- The cliff swallows have returned to Ohlone and the Active Nest Prevention (ANP) portion of the work is ongoing.
- Exclusion netting at buildings 1, 2, and 8 is proving effective.
- ANP has been effective and building 1 entry and exterior stair columns seem to be the favorite spot for attempted nest construction.
- Wildlife Control Technologies ANP includes scraping down attempted nest construction and the application of oil in some areas to resist the adhesion of the mud.
- Exclusion means and methods are being developed for the bat colony that is overwintering in Buildings 2 and 8. This work will probably be scheduled for late July or early August, 2014.

Data Center Relocation

Project 6142A Data Center Relocation

- Leibert Computer Room Air Conditioning (CRAC) units have been delivered and are being installed.
- Interior framing and drywall is complete.
- Installation of new double door is complete.
- Work is progressing 10 days behind schedule, which threatens a June 30 substantial completion date. However, there is approximately 5 weeks of float for the data center cutover.
- Purchase Order for new IT equipment and relocation of existing has been issued.

Newark Overflow Parking

Project 7102 Newark Overflow Parking

- Notice to Proceed was issued to American Asphalt on May 27, 2014.
- The Contractor and Engineer were trained on Gilbane's iBuild electronic project documentation on May 27, 2014.
- Gilbane is exploring design and cost options to relocate the temporary parking lot in order to assure summer student parking access during construction.
- The Contractor is scheduled to begin construction on June 9, 2014.
- Temporary fencing and construction signs are scheduled to be installed at the existing temporary parking lot on June 9, 2014.

Quick Fix Project Summary

Building 22 Fire Alarm

- On May 14, 2014, the Board of Trustees approved the recommendation to award the contract with Gamma Builders.
- Work started on May 19, 2014.
- Gamma Builders completed tracing all devices back to the old Grinnell Fire Alarm Panel and completed building the new Siemens Fire Alarm Panel.
- Gamma Builders will continue installing devices this month in the basement of Building 22.

Site Signage

- Summer 2014 maps have been reviewed and approved by Ohlone and will go to vendors for shop drawings.
- Signage will be in place prior to start of summer classes.

Mechanical Repairs

- Building 22 HVAC study is complete and on hold until Academic Core Building design is complete for HVAC controls.
- Construction repair of Building 19 Sanitary Sewer line started May 27, 2014. Anticipated completion date June 2014.

Building 9 Women's Faculty Shower Partition

- Repairs were completed May 20, 2014.

6. Project Closeout Progress

Building 5 Renovation of Room 5101

- Construction is complete and in close out.

Building 27 Presidents Conference Room Wall Project

- Construction is complete and in close out.

Building 6 Fire Alarm

- DSA Completion Notification was received June 2, 2014.

Building 9 Concrete ADA Curb Cuts

- Construction is complete and in close out.

Geo-coil Repairs (Newark)

- DSA close out documents have been uploaded to the DSA Box.
- Additional fee check has been sent.
- Closeout letter is expected this month.

Project 9101 Photovoltaic Energy Generating System - Newark

- All documentation is submitted and DSA closeout is pending.
- DSA noted their review would be complete around June 3, 2014.
- Mediation was conducted during the month with the project team and contractor.

7. Project Budgets

Active Projects:

Project #	Project Name	Budget	Total Contracts	Transactions	Unencumbered Balance
6101	Athletic Fields	$12,527,901	$1,317,822	$461,013	$11,210,079
6102	Roof Repair/Replacement	$3,377,306	$136,121	$11,051	$3,241,185
6104	Site Utility Infrastructure	$15,285,804	$1,461,365	$1,011,505	$13,824,439
6105	Academic Core Buildings	$133,978,079	$20,697,485	$7,178,353	$113,280,594
6108	Parking, Road, & Site	$3,784,893	$426,480	$390,933	$3,358,413
6109	Plaza & Landscape	$7,654,444	$274,544	$244,335	$7,379,900
6110	Parking Structures	$36,835,013	$23,410,517	$2,718,609	$13,424,496
6121	Renovate Building 9	$15,370,364	$40,371	$624	$15,329,993
6133	Bird (Swallow) Environmental Alternatives	$549,120	$190,363	$151,503	$358,757
6134	Site Security Systems	$1,445,600	$150,318	$85,231	$1,295,282
6142	Hyman Hall Renovations	$5,256,000	$921,541	$247,037	$4,334,459
7102	Newark Additional Parking	$1,031,739	$174,628	$53,639	$857,111
7105	Newark Greenhouse	$623,680	$121,516	$56,830	$502,164
9101	Renewable Energy	$31,330,689	$18,731,392	$18,179,625	$12,599,297
9104	IT Infrastructure	$2,275,000	$2,236,598	$2,226,036	$38,402
9105	Instructional Technology	$1,560,000	$1,538,859	$1,434,581	$21,141
9106	FF&E	$9,000,000	$392,658	$92	$8,607,342
9107	QF: Imminent Failure	$5,347,175	$4,890,436	$4,747,117	$456,739
9108	QF: Safety & Accessibility	$2,224,313	$1,374,434	$1,184,034	$849,879
9109	QF: Way-finding/Landscape	$1,056,000	$124,828	$106,623	$931,172
9115	Energy Efficiency Projects	$1,026,714	$19,339	$3,900	$1,007,375
9600	Program Contingency	$11,100,845	$805,782	$805,782	$10,295,063
9999	Planning Assessments & Program Management	$16,602,156	$3,111,901	$2,522,566	$13,490,255

8. DSA Summary

DESIGN/CONSTRUCTION PHASE				SUBMISSION		REC'D
PROJECT	NAME	MEASURE	DSA #	PLANNED	ACTUAL	PERMIT
6101	Athletic Fields	G	TBD	11/12/2014		
6102	Roof Repair/Replacement	G	TBD	10/15/2014		
6104	Civil/Infrastructure Upgrade - Water System Improvements	G	01-113850			3/27/2014
6104	Civil/Infrastructure Upgrade - Utility Infrastructure Upgrade	G	01-113910			5/1/2014
6105A	Academic Core Buildings	G	TBD	9/13/2014		
6105B	Swing Space Portables - Increment 1	G	01-113882			4/11/2014
6105B	Swing Space Portables - Increment 2	G	TBD	6/16/2014		
6110	South Parking Structure Increment 1	G	01-113642			2/10/2014
6110	South Parking Structure Increment 2	G	01-113642			4/23/2014
6142A	Data Center Relocation	G	01-113683			1/27/2014
7102	Newark Parking Lot	G	01-113618			10/11/2013
7105	Newark Greenhouse	G	01-114124		5/12/2014	
9107	Building 22 Fire Alarm	G	01-113256			7/30/2013

CLOSEOUT PHASE				SUBMISSION		DSA
PROJECT	NAME	MEASURE	DSA #	PLANNED	ACTUAL	CLOSED
	Science Classroom Building 16	A	01-111271		3/3/2014	
9101	Photovoltaic Generation - Newark	G	01-112532		12/2013	
9107	Building 6 Fire Alarm	G	01-112971			6/2/2014
9107	Geocoil Repair	G	01-113585		4/29/2014	

9. Shared Success

The Newark Swing Space project scope included the connection of a new sanitary sewer line to an existing manhole. The manhole, located in a parking lot heavily used by faculty, staff and students, would require closing a minimum of four (4) parking stalls, redirecting traffic and pedestrians around the work, and the construction of a pedestrian bridge on a major pathway to the campus center.

A parallel line of the same size was discovered during a review of the as-built drawings. The project engineer of record was consulted and it was determined that the line could be intercepted and connected in lieu of the originally designed new line.

The new connection deleted 210 feet of trenching, pipe material, backfill, and landscaping. The work took place within the project fencing, with little disruption to visitors to the campus.

The same solution was employed at the Fremont campus. The manhole was located in the main sidewalk from the parking lot to the campus building. Intercepting the manhole would require closing the main sidewalk, closing accessible parking stalls, and redirecting pedestrians onto parking lot traffic and the softscape to get to the main sidewalk.

A new connection located in the softscape within the project fencing reduced the cost to sawcut, remove and pour back 120 square feet of concrete.

The District received a deductive change order in the amount of $31,500. There is additional value provided to the College by minimizing the disruption to people visiting the campus